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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

Solano County Zoning Administrator

**Staff Report
 MU-23-06**

Application No. MU-23-06 Project Planner: Abi Pipkin, Assistant Planner		Meeting of April 18, 2024 Agenda Item No. 3	
Applicant / Property Owner Frank Ables 775 Leisure Town Rd, Vacaville, CA 95687			
Action Requested Consideration of Minor Land Use Permit application MU-23-06 to erect a manufactured steel 2400 sq. ft. (40'x60'x16') open storage structure & installation of a 910 sq. ft. (15.17'x60') overnight security quarters, at 6089 A Street in Elmira, in the Residential Traditional Community – Mixed Use zoning district.			
Property Information			
Size: .32 acres		Location: 6089 A St.	
APN: 0142-035-010		SRA Designation: LRA	
Zoning: RTC-MU		Land Use: Business Office	
General Plan: RTC-MU		Ag. Contract: n/a	
Utilities: Solano Irrigation District, City of Vacaville Sanitation District		Access: A St.	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Existing Land Use
North	Traditional Community – Mixed Use	Residential Traditional Community Mixed Use	Union Railroad Storage
South	Traditional Community – Mixed Use	Residential-Traditional Mixed Use	Residential
East	Traditional Community – Mixed Use	Residential Traditional Community Mixed Use	Commercial and Residential
West	Traditional Community – Mixed Use	Industrial Manufacturing	Railroad tracks
Environmental Analysis The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. MU-23-06 is based on the enumerated findings and subject to the recommended conditions of approval.			

BACKGROUND /SETTING

The subject property consists of 0.32 acres of land, fronting on A Street in Elmira. The surrounding parcels are developed with a mix of residential dwellings, commercial and manufacturing buildings adjacent to the railroad tracks. The property is currently developed with a 2,000 sq. ft. building that operates as a storage and office for the business, Solano Seamless, a mobile rain gutter service. There is also a shipping container and heavy machinery on-site.



6089 A Street, Elmira CA 95625

PROJECT DESCRIPTION

The applicant is proposing to construct a 2,400 square foot engineered steel building and 910 square foot modular residence for an on-site caretaker. Due to the increased theft and loss of property and equipment, the applicant proposes to secure his equipment within the storage building and add on-site security personnel.

Development Standards:

The proposed warehouse and caretaker unit are subject to setback and height requirements pursuant to County Zoning Regulations Table 28-32C, Development Standards for Main Building and Accessory Dwelling Unit. The proposed project complies with the requirements.

Access:

The applicant proposes to utilize the existing access driveway of A Street and install two new 16-foot wide gates connected to the existing security fence. Public Works Division recommends that the project comply with commercial driveway standards in accordance with the Solano County Improvement Standards. Encroachment and grading permits shall be required as well.

Water Supply and Sewage Disposal:

The property currently receives public water service from the City of Vacaville and sewer service from the City of Vacaville Sanitation District.

Contamination Plume:

Environmental Health Division expressed concerns due to the proximity of the proposed caretaker residence and the contamination plume from the Kinder Morgan Energy Partners pipeline release from the 1996 Central Valley-Regional Water Quality Control Board (CVRWQB) case #SL 185572925. Specifically, the concerns are related to indoor air quality and other human health risks due to the residual contamination release.

According to CVRWQCB, remediation efforts are underway; however, in order to add assurances, Environmental Health recommends the installation of a vapor barrier and deed restriction on the property prohibiting the construction of any water wells for domestic or agricultural use.

ENVIRONMENTAL ANALYSIS

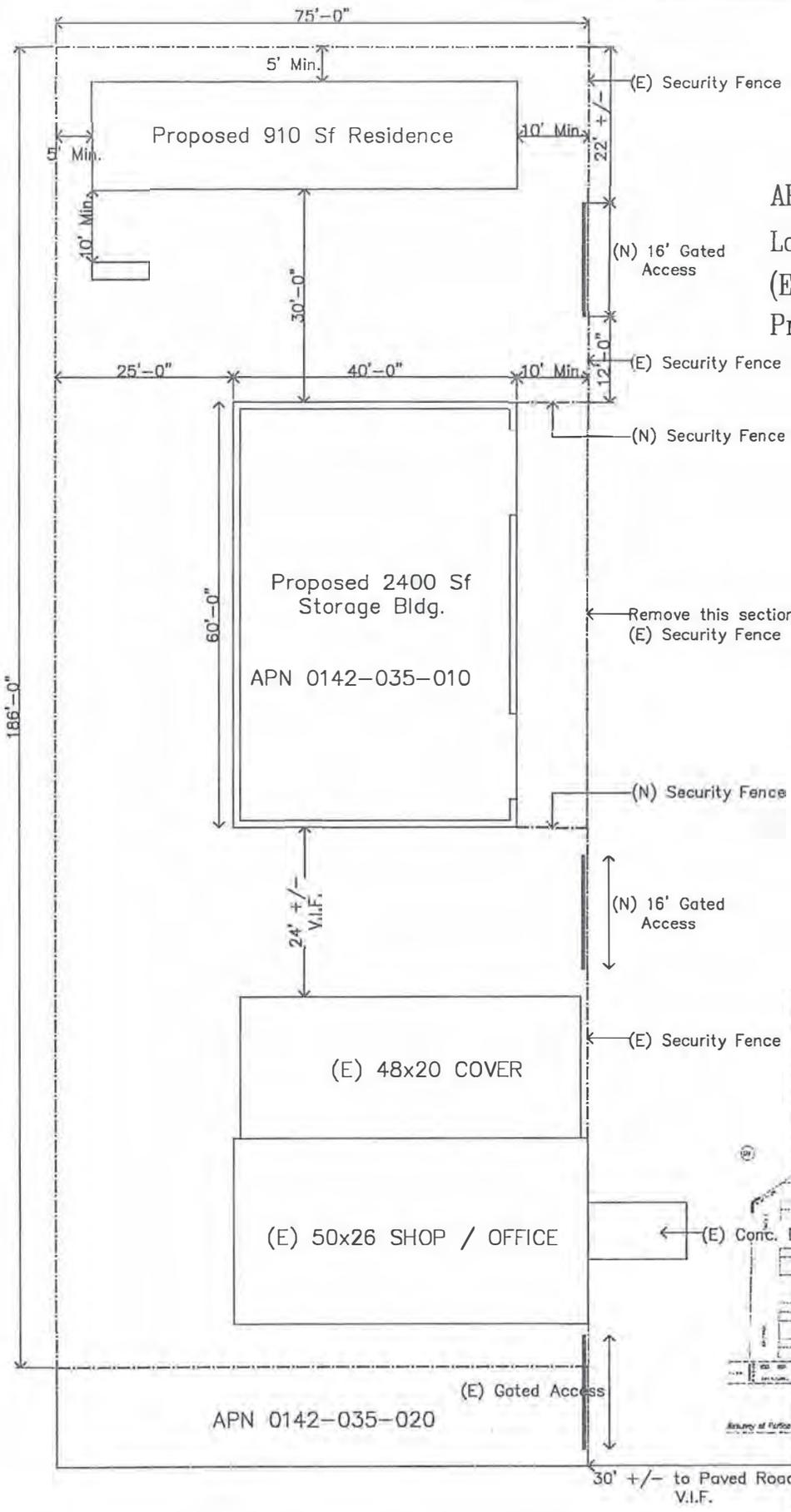
The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The property is developed and compliance with the conditions of approval will minimize the environmental effects.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-23-06, subject to the recommended conditions of approval.

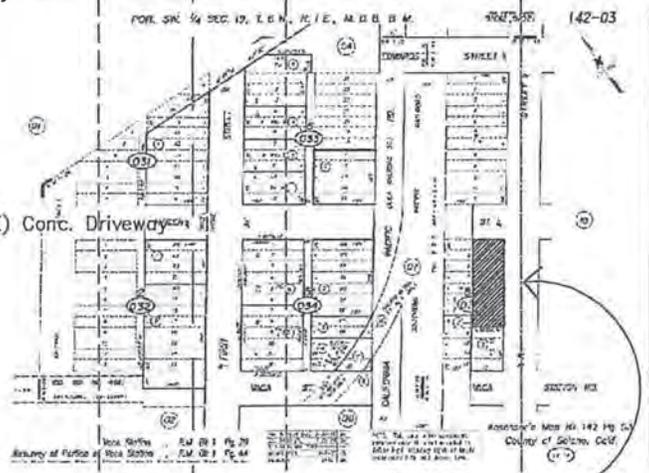
Attachments:

- A - Development Plans
- B - Draft Resolution and Conditions of Approval
- C - Notice of Exemption
- D - Public Hearing Notice



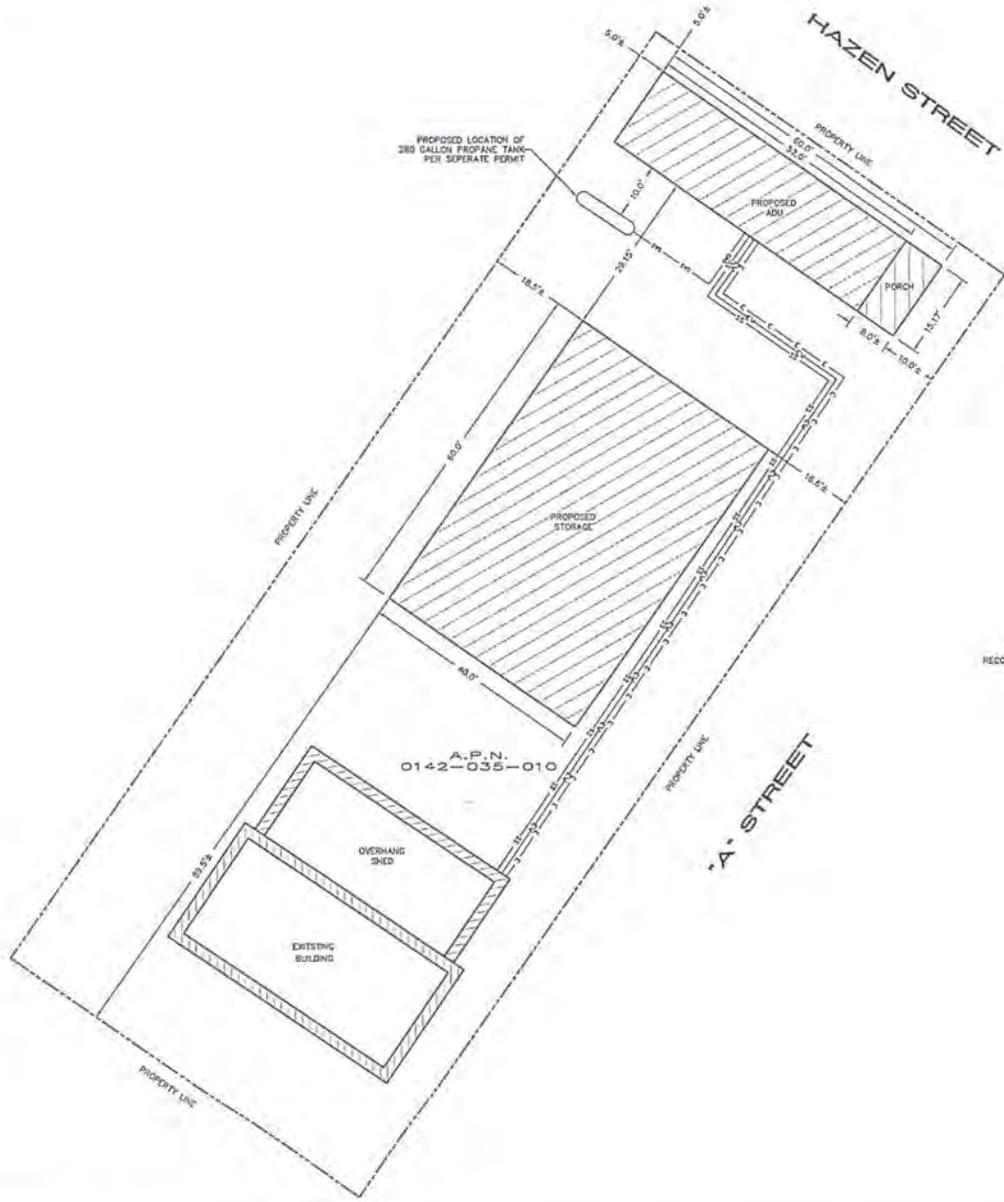
APN	0142-035-010
Lot	13,939 sf
(E) Shop & Cover	2,300 +/-
Proposed Storage	2400 sf

6089 A Street
Elmira Ca.



SITE DEVELOPMENT PLAN

NOT TO SCALE



NOTE:

PROPERTY LINE BASED ON APN MAP AND RECORD OF SURVEY 18' RS 41 DATED 12 APRIL 1989



JPW
DEVELOPMENT
Phone: (707) 275-0044

REVISIONS

NO.	DATE	DESCRIPTION
1	04/06/23	ISSUED FOR REVIEW
2	04/10/23	REV PER EMAIL
3	06/27/23	REV PER EMAIL
4		
5		
6		
7		
8		
9		
10		

LEGEND

- — — — — PROPERTY LINE
- SS — — — — — SANITARY SEWER
- W — — — — — WATER LINE
- GAS — — — — — GAS LINE
- P — — — — — PER P.G.&E.
- E — — — — — EASEMENT LINE
- F — — — — — FENCE LINE

John Picard - Wignall

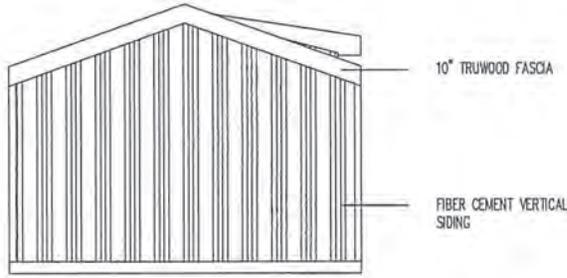
SITE DEVELOPMENT PLAN
6888 A STREET
ELMIRA, CA 95025

SCALE: NTS | DATE: 06/29/23
JOB NO. 23001
SHEET NO.

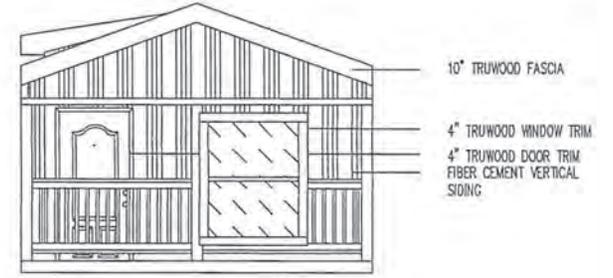
P-1

BOUNDARY/PROPERTY LINES REPRESENTED ARE BASED ON APN SCANNED RECORD INFORMATION AND AERIAL IMAGERY. ALL PROPERTY LINES ARE APPROXIMATE BASED ON THIS INFORMATION.

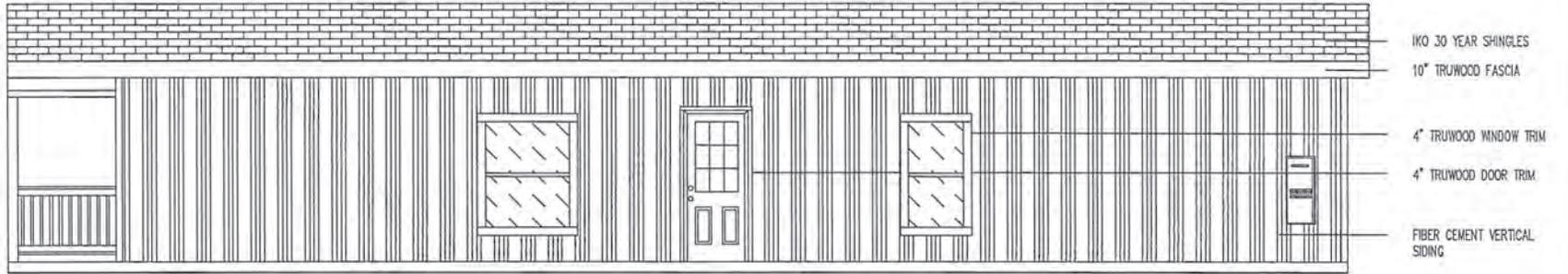
BACK ENDWALL



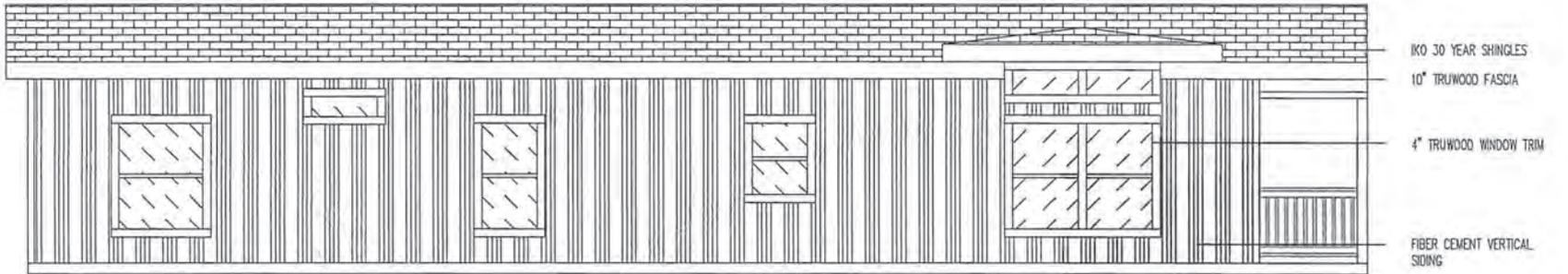
HITCH ENDWALL



REAR DOOR SIDEWALL



FRONT DOOR SIDEWALL



DIVISIONS

111	341	552
112	344	553
115	345	571
125	355	591
131	528	812
143	531	
163	535	
171	536	
181	538	

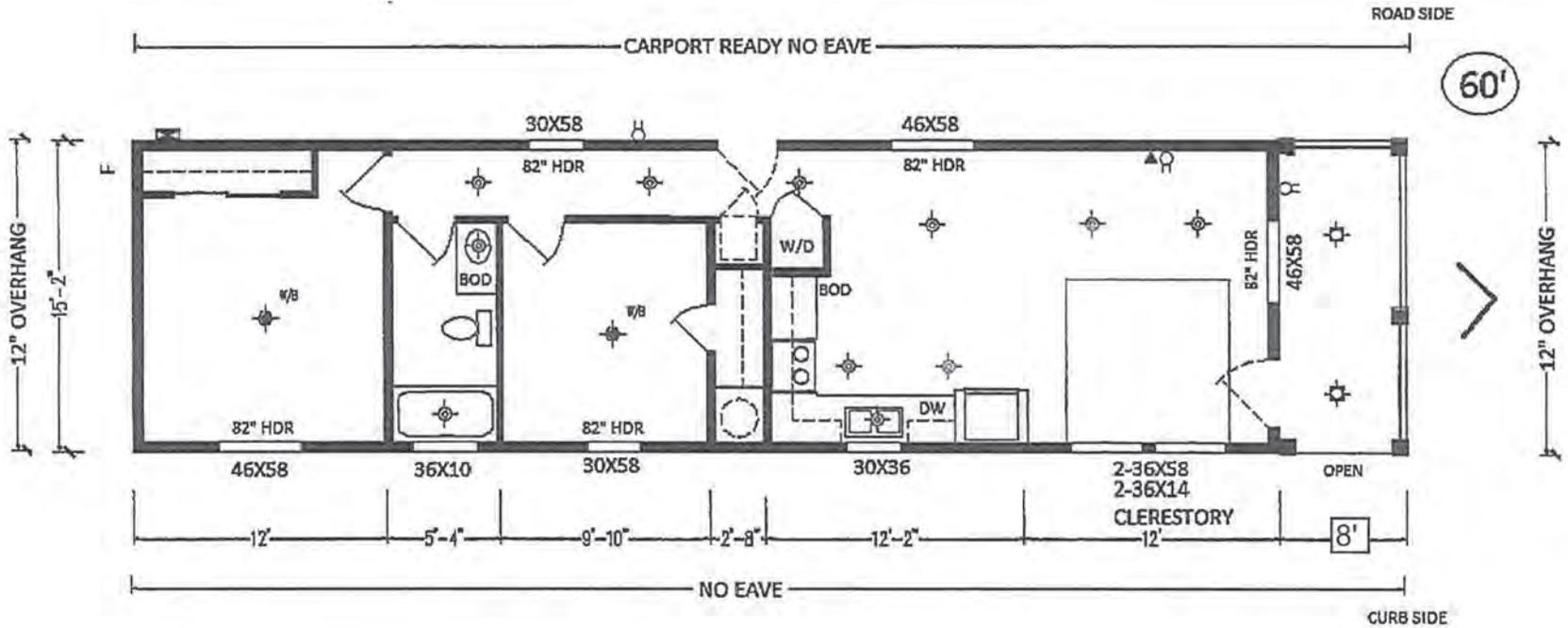
REVISIONS



DRAWN BY: DD WIND ZONE:
DATE: 08/07/23 ROOF ZONE:
SHEET 1 OF 1
DRAWING NUMBER

BOX LENGTH DESCRIPTION
62'-0" WIGNALL - BERRYESSA

4015



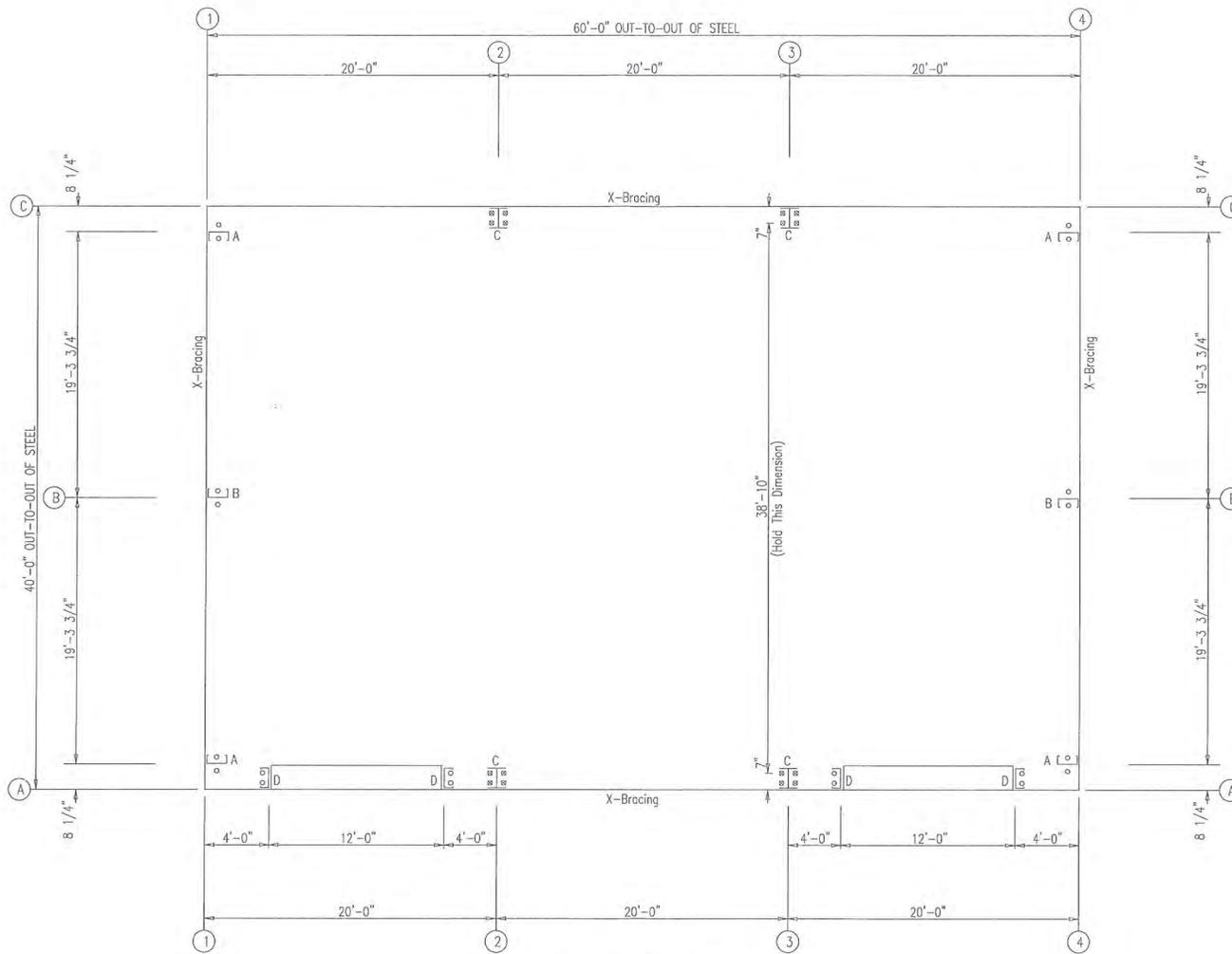
NOT AN ENGINEERED PRINT

9' FLAT T/O

LINO T/O

DIVISIONS		BOX LENGTH	DESCRIPTION	DRAWING NUMBER
231	SUGARCREEK			
233	ARKANSAS CITY			
236	SAN JACINTO			
X 237	WOODLAND			
238	OCALA			
241	MOBILE			
243	LANCASTER			
246	MINNVILLE			

SKYLINE	
DRAWN BY: KS	WOOD ZONE 10'
DATE: 10/12/2022	ROOF ZONE SJLH
SHEET _____	OF _____



○ Dia= 5/8"
 ⊗ Dia= 3/4"

ANCHOR BOLT PLAN

This item has been electronically signed and sealed by Bejun Anklesaria, P.E. on the date and/or time stamp of 5/25/23. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

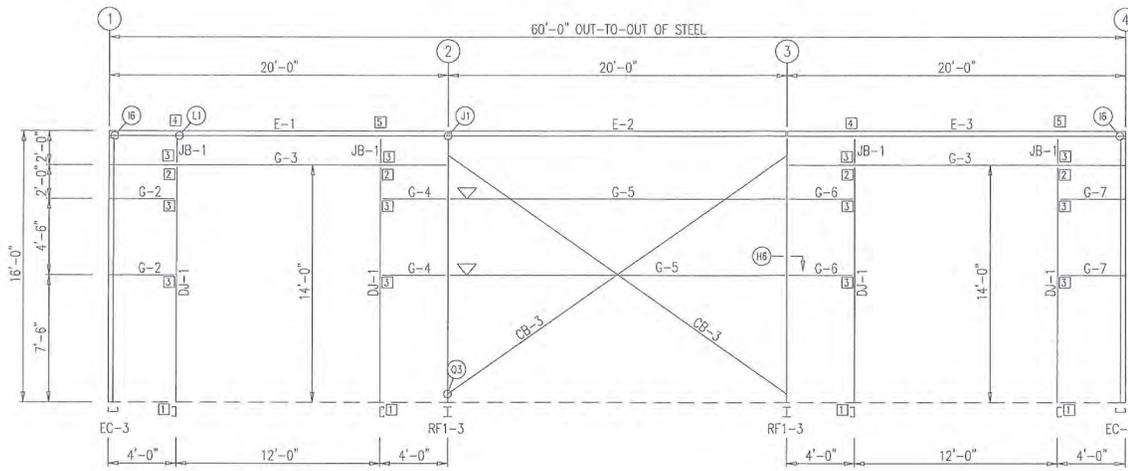
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	5/25/23	FOR ERECTOR INSTALLATION	IES	IES	SVV



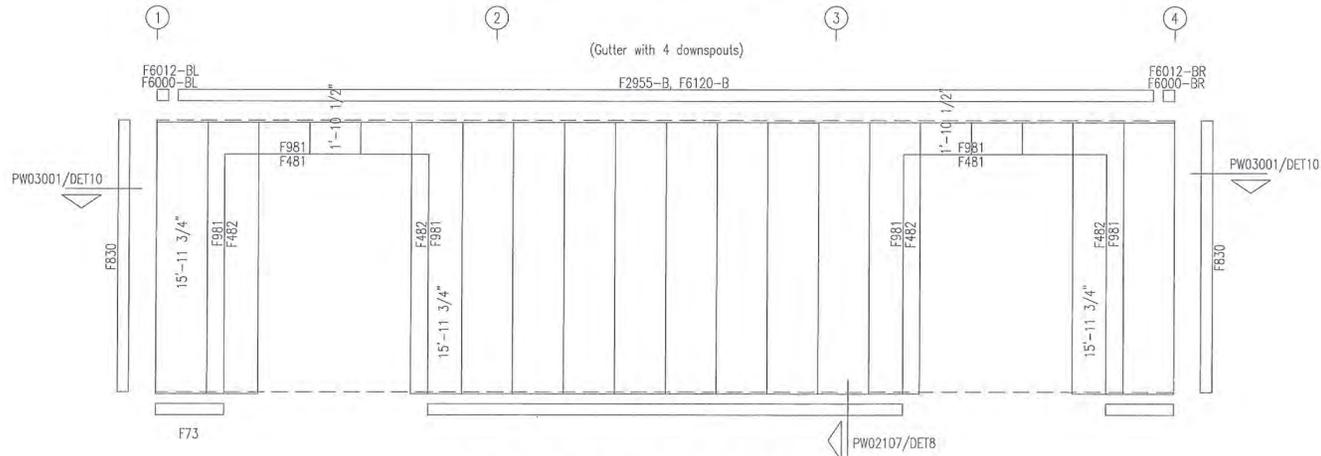
7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: SOLANO SEAMLESS 40X60X16		OWNER: FRANK SOLANO SEAMLESS					
CUSTOMER: JIM GARTON CONSTRUCTION							
LOCATION: ELMIRA, CA 95625 US							
CAO	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/25/23	N.T.S.	1	A	19-B-37543	F1	0





SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Gauge PBR - Koko Brown

MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
DJ-1	BX35C14	13'-11 1/2"
E-1	BES1L14	19'-11 1/2"
F-2	BES1L14	19'-11 1/2"
F-3	BES1L14	19'-11 1/2"
G-2	BX25Z16	3'-7 3/4"
G-3	BX35C14	19'-7 3/4"
G-4	BX25Z16	3'-4"
G-5	BX25Z16	19'-4"
G-6	BX25Z16	3'-4"
G-7	BX25Z16	3'-7 3/4"
CB-3	5/8" DIA. ROD	25'-2"
JB-1	BX35C14	11 3/16"

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	CL753
2	CL750
3	CL751
4	SC584-L
5	SC584-R

DOWNSPOUT SPACING LOCATIONS

DOWNSPOUTS ARE TO BE PLACED AT A SPACING NOT TO EXCEED 50 FT. WITH A DOWNSPOUT WITHIN 25 FT. OF EACH END OF THE GUTTER RUN. GUTTER STRAPS TO BE 2'-0" ON CENTER.

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	5/25/23	FOR ERECTOR INSTALLATION	IES	IES	SVV

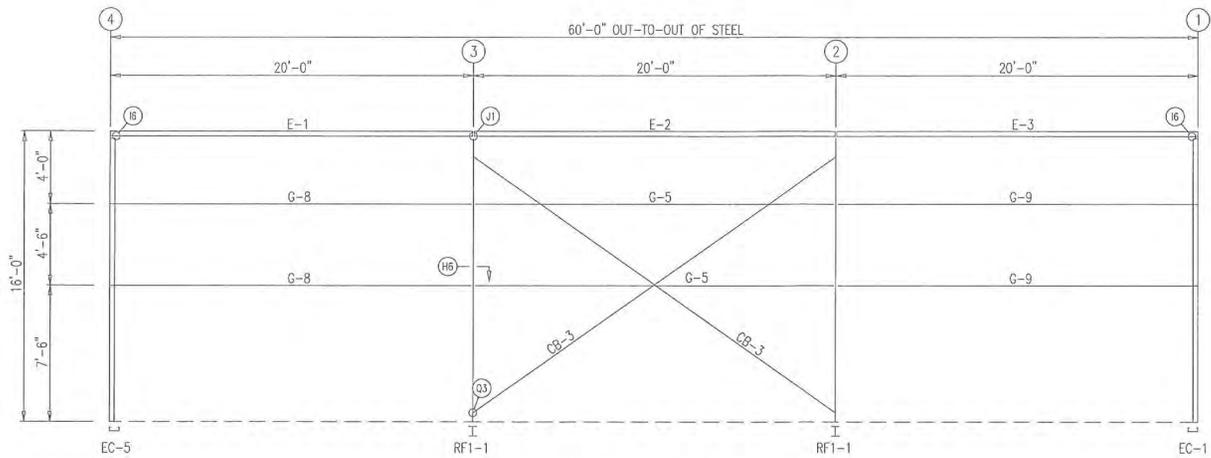


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CUSTOMER: JIM GARTON CONSTRUCTION			
LOCATION: ELMIRA, CA 95625 US			
CAD	DATE	SCALE	PHASE
	5/25/23	N.T.S.	1
BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
A	19-B-37543	E3	0

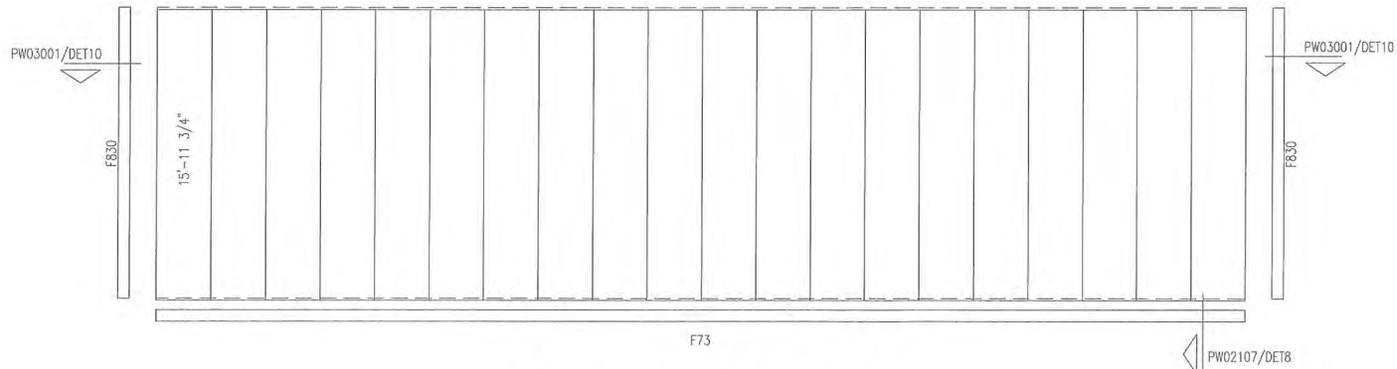
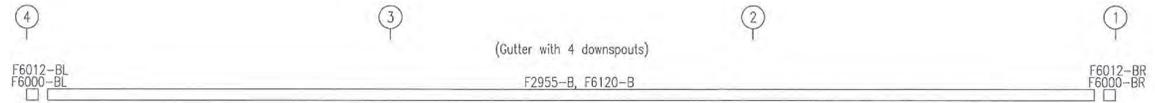
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SIDEWALL FRAMING: FRAME LINE C

MEMBER TABLE		
FRAME LINE C		
MARK	PART	LENGTH
E-1	8ES1L14	19'-11 1/2"
E-2	8ES1L14	19'-11 1/2"
E-3	8ES1L14	19'-11 1/2"
G-8	8X25Z16	19'-4"
G-9	8X25Z16	19'-7 3/4"
G-9	8X25Z16	19'-7 3/4"
CB-3	5/8" DIA. ROD	25'-2"



SIDEWALL SHEETING & TRIM: FRAME LINE C

PANELS: 26 Gauge PBR - Koko Brown

DOWNSPOUT SPACING LOCATIONS

DOWNSPOUTS ARE TO BE PLACED AT A SPACING NOT TO EXCEED 50 FT. WITH A DOWNSPOUT WITHIN 25 FT. OF EACH END OF THE GUTTER RUN. GUTTER STRAPS TO BE 2'-0" ON CENTER.

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	5/25/23	FOR ERECTOR INSTALLATION	IES	IES	SVX

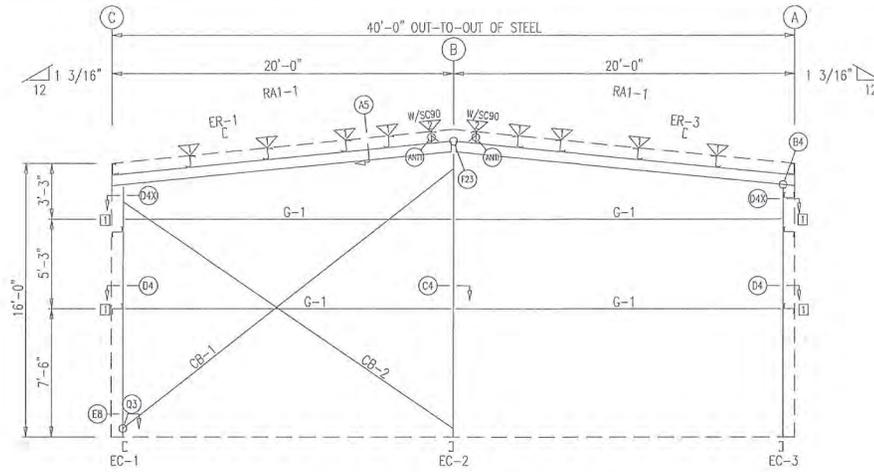


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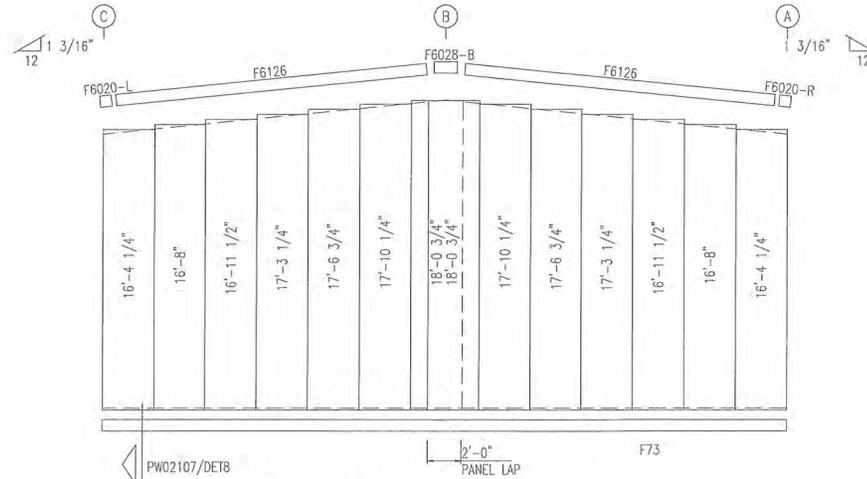
PROJECT: SOLANO SEAMLESS 40X60X16		OWNER: FRANK SOLANO SEAMLESS	
CUSTOMER: JIM GARTON CONSTRUCTION			
LOCATION: ELMIRA, CA 95625 US			
CAD	DATE	SCALE	PHASE
	5/25/23	N.T.S.	1
BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
A	19-B-37543	E4	0

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ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Koko Brown

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	5/25/23	FOR ERECTOR INSTALLATION	IES	IES	SKV



7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT:	SOLANO SEAMLESS 40X60X16						
CUSTOMER:	JIM GARTON CONSTRUCTION	OWNER: FRANK SOLANO SEAMLESS					
LOCATION:	ELMIRA, CA 95625 US						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/25/23	N.T.S.	1	A	19-B-37543	E5	0

BEARING FRAME ONLY!
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-3	8	A325	5/8"	1 3/4"
Cor_Column/Raf	4	A325	1/2"	1 1/4"
EC-2/ER-3	4	A325	5/8"	1 1/4"

MEMBER TABLE FRAME LINE 1	
MARK	LENGTH
EC-1	8F25C13 14'-3 1/2"
EC-2	8F35C13 16'-0 1/16"
EC-3	8F25C14 14'-3 1/2"
ER-1	12F35C13 20'-0 15/16"
ER-3	12F35C13 20'-0 15/16"
G-1	8X25Z16 18'-7 3/4"
CB-1	1/2" DIA. ROD 24'-11"
CB-2	1/2" DIA. ROD 23'-11"

FLANGE BRACE TABLE FRAME LINE 1		
ID	PART	LENGTH
1	FB30.8 L2X2X14G	2'-6 3/4"
2	FB6-1 L2X2X1/8"	2'-6 3/4"

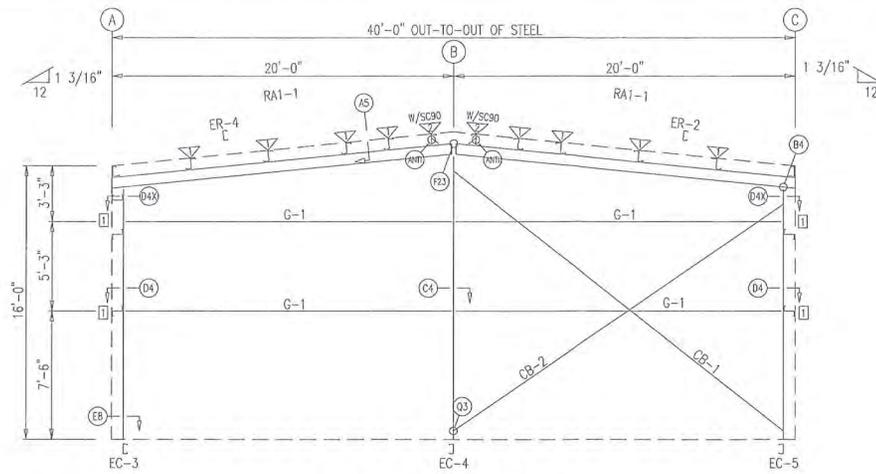
CLIP TABLE FRAME LINE 1	
ID	MARK
1	SC5

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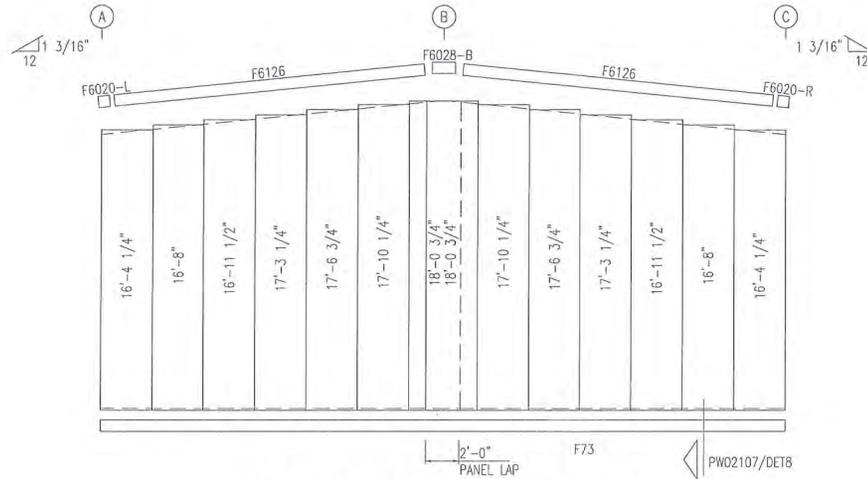


GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Gauge PBR - Koko Brown

BEARING FRAME ONLY:
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-4/ER-2	8	A325	5/8"	1 3/4"
Cor_Column/Raf	4	A325	1/2"	1 1/4"
EC-4/ER-2	4	A325	5/8"	1 1/4"

MEMBER TABLE FRAME LINE 4		
MARK	PART	LENGTH
EC-3	8F25C14	14'-3 1/2"
EC-4	8F35C13	15'-0 1/16"
EC-5	8F25C13	14'-3 1/2"
ER-4	12F35C13	20'-0 15/16"
ER-2	12F35C13	20'-0 15/16"
G-1	8X25Z16	18'-7 3/4"
CB-1	1/2" DIA. ROD	24'-11"
CB-2	1/2" DIA. ROD	23'-11"

FLANGE BRACE TABLE FRAME LINE 4		
ID	PART	LENGTH
1	FB30-8 L2X2X1/4G	2'-6 3/4"
2	FB6-1 L2X2X1/8"	2'-6 3/4"

CLIP TABLE FRAME LINE 4	
ID	MARK
1	SG5

This form has been electronically signed and sealed by Bejun Anklesaria, P.E. on the date and/or time stamp of May 26, 2023. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

- GENERAL NOTES:**
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
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ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	5/25/23	FOR ERECTOR INSTALLATION	IES	IES	SWV



7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 4033B
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: SOLANO SEAMLESS 40X60X16		OWNER: FRANK SOLANO SEAMLESS					
CUSTOMER: JIM GARTON CONSTRUCTION							
LOCATION: ELMIRA, CA 95625 US							
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/25/23	N.T.S.	1	A	19-B-37543	E6	0



**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use permit application MU-23-06 of **Frank Ables** for the construction of a 2,400 sq. ft. (40'x60') accessory building to be used for storage and to install a 910 sq. ft. (15.17' x 60') overnight security quarters, located at 6089 A St. Elmira CA 95625, approximately 0.2 miles east of the City of Vacaville in the Residential-Traditional Community, Mixed Use (RTC-MU) Zoning District, APN# 0142-035-010, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 18, 2024, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Traditional Community – Mixed Use (RTC-MU) by the Solano County General Plan Land Use Diagram. The proposed use of a storage building and overnight security quarters, for a neighborhood commercial business, is conditionally allowed within the RTC-MU zoning district.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water through Solano Irrigation District and sewer services by the City of Vacaville Sanitation District. Access is via encroachment off the northern side of A street and Hazen Street.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed accessory storage structure and the overnight security quarters will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, minor alterations of existing public or private structures and new construction or conversion of small structures.**

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Use permit MU-23-06 subject to the recommended conditions of approval contained below:

General

1. The aforementioned accessory structure and the overnight security quarters shall be established in accordance with the application materials and development plans as submitted with MU-23-06, and as approved by the Solano County Zoning Administrator.
2. The proposed 910 square foot modular unit is limited to security quarters for the overnight caretaker. If the use of the modular unit changes to a primary dwelling, then the unit shall be replaced by a 1,000 square foot unit or larger in order to meet the minimum size requirement of a primary dwelling in the zoning district.
3. Any construction or expansion of the neighborhood commercial business on the existing parcel or adjacent parcel of all additional structures not described by the following will require a Minor Revision or Amendment to this permit unless determined to be in substantial compliance with the approval by the Department of Resource Management.
4. Pursuant to Solano County Code 14-10, it is unlawful for any person or persons to engage in, conduct, maintain or carry on outside the limits of incorporated cities in the county, any business or occupation for the sale of any goods, wares, merchandise, foods, drinks, commodities or any services of any nature whatsoever, including short-term rentals, without first having, upon written application, procured a license to do so from the business licensing officer in accordance with the provisions of this chapter or any other ordinance of the county. This provision requires Frank Ables, owner of Solano Seamless, to obtain and comply with Solano County Business License standards as a condition to Minor Use approval.

Action Required	When	Date Completed	Verified by
Obtain a Business License	Within 30 days of Use Permit Issuance		
Address shall be assigned to overnight security quarter	With approval of building permit		

Permit Term

5. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

Environmental Health

6. Applicant shall record a deed restriction prohibiting the construction of any water wells for domestic or agricultural use shall be executed and recorded prior to issuance of the first building permit.
7. A vapor barrier shall be constructed for any habitable structure built on grade.

8. Any damage caused during construction for the proposed 40-foot x 60-foot storage building and residence by the applicant or their contractors to the existing monitoring and mitigation system presently being used for case SL185572925 shall be repaired at the applicant's expense.
9. The applicant shall create a Hazardous Materials Business Plan (HMBP) on the online California Environmental Reporting System (CERS) if the location stores, manages, and/or uses reportable quantities of hazardous materials in quantities greater than 55 gallons liquid, 200 cubic feet of gas, and/or 500 pounds of solids. The HMBP must be created on CERS within 30 days of bringing the reportable quantities of hazardous materials onsite.

Action Required	When	Date Completed	Verified by
A Deed restriction shall be executed prohibiting construction of water wells	Prior to Building Permit Issuance		
Construction of a vapor barrier for security quarters	Prior to installation of security quarters		
Provide a Hazardous Materials Business Plan	Within 30 days of bringing materials on-site.		

Public Works

10. Applicant shall apply for, secure, and abide by the conditions of a Grading Permit for any grading or drainage improvements on the property including, but not limited to, building site preparation, private access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 sq. ft. Agricultural soil cultivation does not require a Grading Permit.
11. Applicant shall apply for, secure, and abide by the conditions of an Encroachment Permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto A Street and Hazen Street.
12. Applicant must ensure that the proposed changes do not have any effect on existing stormwater drainage pattern and the excess flow created by the proposed impervious area is properly mitigated. The applicant shall furnish a Stormwater Management Plan to address both quantity and quality of stormwater and provide measures to mitigate any potential excess flow from the project site.
13. Applicant shall furnish a preliminary hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.

Action Required	When	Date Completed	Verified by
Obtain a grading permit for any new structure	Prior to construction		
Applicant shall furnish a Stormwater Management Plan	Prior to construction		

Building

- 14. Applicant shall complete a code analysis for the accessory storage structure, inclusive of fixture count.
- 15. Applicant shall provide a geotechnical report that is required for the accessory storage structure.
- 16. Applicant shall provide accessible parking spaces per Building code 11B-208 and an accessible path of travel through the site to all elements used by the public or by employees.
- 17. Applicant shall provide an automatic fire sprinkler in the manufactured security quarters per county code.
- 18. All drawings (structural & architectural) provided by the applicant shall be signed and sealed by a CA registered architect or engineer.
- 19. Applicant shall provide a solar PV system for the overnight security residence.

Action Required	When	Date Completed	Verified by
Applicant shall file a building permit for both structures	Within one (1) year of use permit issuance		

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on **April 18, 2024**.

JAMES BEZEK, DIRECTOR
 RESOURCE MANAGEMENT

Allan Calder
 Planning Program Manager

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento CA 95812-3044

From: (Public Agency): Solano County
Department of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533

County Clerk
County of Solano
675 Texas Street, 6th Floor
Fairfield CA 94533

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: Solano County

Name of Person or Agency Carrying Out Project: Solano County Department of Resource Management

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: (707)784-3112

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Abigail Pipkin

Date:

Title:

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING**Zoning Administrator**

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit application MU-23-06 by Frank Ables to establish a 40'x60' storage building & a modular unit for overnight security lodging. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The project is located at 6089 A St, Elmira in the Residential Traditional Community Mixed Use zoning district, APN: 0142-035-010 (Project Planner: Abi Pipkin, 707-784-6765).

The hearing will be held on **Thursday, April 18, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Phone:** You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. **Email/Mail:** Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, April 3, 2024
Vacaville Reporter - legal ad/one time – Wednesday, April 3, 2024